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Please Reply to:

Fran Adubato
Donald Bradley
Lynell Robinson

April 7, 2006

Mr. Gustav Heningburg
Gustav Heningburg & Associates
One Riverfront Plaza - 5th floor
Newark, New Jersey 07102

**RE: NHA RIVERFRONT PROPERTY
NJ R-50 EDUCATIONAL CENTER URBAN RENEWAL PROJECT**

Dear Mr. Heningburg:

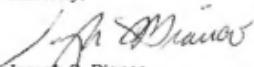
Please find attached for your use and information NHA Resolution R 01-2-1 dated February 22, 2001, that conveyed property to New Jersey Department of Transportation (NJDOT) for the widening of Route 21 McCarter Highway.

The total area transferred to NJDOT was 36,999 square feet (.849 acres) and NJDOT paid \$1,700,000 for this property. The established value by Hendricks Appraisal Company in 2001 was \$46.00 per square foot.

The NHA Riverfront property area is approximately 53,578 square feet (1.3 acres) , and at \$46.00 a square foot would then create a value of \$2,461,758.

If you require additional information please contact me at (973) 273-6666.

Sincerely,


Joseph S. Bianco
Director of Redevelopment

Attachments

Cc: Zinnerford Smith
Oliver Lofton

RESOLUTION

OF THE

HOUSING AUTHORITY OF THE CITY OF NEWARK
RESOLUTION No. R01-2-1RECEIVED
DEPARTMENT OF CONSTRUCTION

2001 JUL 19 AM 9:46

TITLE: RESOLUTION AUTHORIZING THE CONVEYANCE OF PART OF NHA DISPOSAL PARCEL 10, (NJDOT PARCEL NUMBERS: R105B, R105C, 105D UE105E) IN THE NJR-50 EDUCATIONAL CENTER URBAN RENEWAL PROJECT, TO THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE NET AMOUNT OF \$1,654,300, PURSUANT TO THE PLANNED CONSTRUCTION OF A PUBLIC ROADWAY IMPROVEMENT (ROUTE 21 WIDENING)

Factual contents certified Approved for Legality based on facts stated Approved
 by Joseph J. Brinca Frank L. Brown N.A.
 General Counsel Contracting Officer
 Commissioner Cartwright submitted the following resolution:

Whereas, by letter dated, December 17, 1999, the State of New Jersey Department of Transportation advised the Housing Authority that it is planning to construct a public roadway improvement on lands owned by this Authority located in the NJR-50 Urban Renewal Project; and

Whereas, NJDOT further advised at that time that they will have a new appraisal of the subject property prepared by an appraiser licensed by the New Jersey Board of Real Estate Appraisers, and that once a current value is established, the NJDOT will tender a written offer to the Housing Authority to purchase the needed property; and

Whereas, by letter dated May 18, 2000 the NJDOT submitted an initial offer to the Authority to purchase the subject property for the amount of \$1,478,800 which did not reflect an environmental cleanup deduction cost of \$45,700, which cost was determined by NJDOT's environmental consultant, L. Robert Kimball & Associates, leaving a net value of \$1,433,100 to the Authority. Additional liability via an "Environmental Addendum" to the purchase agreement could potentially impose additional environmental cost to the Authority; and

Whereas, a review of the NJDOT offer/appraisal by Authority review appraiser Hendricks Appraisal Company LLC in July, of 2000 challenged the amount offered by NJDOT, and after careful review, recommended a Disposal Value of \$1,721,432 for the subject parcels; and

Whereas, pursuant to the aforementioned, negotiations commenced between the NJDOT and the Housing Authority resulting in a fair and equitable settlement value for the Housing Authority of \$1,700,000, less a total environmental exposure of \$45,700, netting the Authority the amount of \$1,654,300, which amount is \$221,200 higher than NJDOT's original offer for the subject parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING OF THE CITY OF NEWARK:

1. That the sale of part of Disposal Parcel 10, aka, New Jersey Department of Transportation parcel numbers R105B, R105C, 105D & UE105E, for the net amount of \$1,654,300 to the Authority, such parcels being located in the NJR-50 Educational Center Urban Renewal Project is herewith authorized.
2. That the Authority's General Counsel review and approve all documents related to this matter.
3. That the Chairperson, or in his absence the Vice Chairperson, is hereby authorized and empowered to sign the necessary documents and Deed on behalf of the Authority, and the Secretary is hereby authorized and directed to attest the same and to impress thereon the Seal of the Authority.
4. That this Resolution shall take effect immediately.

njdotrs.sam/pkc

Commissioner Bradley seconded the motion
X - indicates vote

NV - not voting

AB - Absent

BOARD OF COMMISSIONERS VOTE ON FINAL PASSAGE

COMMISSIONERS	AYE	NAY	NV	AB	COMMISSIONERS	AYE	NAY	NV	AB
SMITH	/				BRADLEY	/			
CLARK	/								
CARTWRIGHT	/				ROBINSON	/			
ADUBATO	/								

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of the City of Newark, N.J. on 2/22/01

R. Brad
Commissioner/Resolution Manager

HOUSING AUTHORITY OF THE CITY OF NEWARK
DEPARTMENT OF REDEVELOPMENT

M E M O R A N D U M

February 6, 2001

TO: ROBERT GRAHAM, EXECUTIVE DIRECTOR
FROM : JOSEPH S. BIANCO, DIRECTOR OF REDEVELOPMENT *JFB*
SUBJECT: REDEVELOPMENT DEPARTMENT RESOLUTION
FEBRUARY, 2001, BOARD OF COMMISSIONERS MEETING

RESOLUTION DESCRIPTION:

RESOLUTION AUTHORIZING THE CONVEYANCE OF PART OF NHA DISPOSAL PARCEL 10, (NJDOT PARCEL NO.'S R105B, R105C, 105D & UE105E) IN THE NJR-50 EDUCATIONAL CENTER URBAN RENEWAL PROJECT, TO THE STATE OF NEW JERSEY'S DEPARTMENT OF TRANSPORTATION FOR THE NET AMOUNT OF \$1,654,300, PURSUANT TO THE PLANNED CONSTRUCTION OF A PUBLIC ROADWAY IMPROVEMENT (ROUTE 21 WIDENING)

BACKGROUND/PURPOSE:

In connection with the long awaited widening of a portion of Route 21 in the City of Newark, in December of 1999, the Authority received a letter from the New Jersey Department of Transportation. This letter indicated that a portion of property owned by us, located near the Passaic River in the NJR-50, Education Center Urban Renewal Project, is located within their proposed right-of-way, and the process to purchase such required property is being initiated by them.

In May of 2000, the Authority received its initial offer of \$1,487,800 to purchase the subject parcels. The Authority had this offer reviewed by our review appraiser, Hendricks Appraisal Company LLC and in July of 2000, Hendricks recommended a value of \$1,721,432 for said parcels. Intense negotiations followed with a final settlement amount of \$1,700,000 less an environment clean-up deduction of \$45,700 was agreed upon by the parties. Such agreement further included the elimination by the NJDOT of any further Housing Authority remediation exposure. The total land area being taken by the NJDOT is as follows:

PARCEL NO.	AREA (SQ.FT.)	REMARKS
R105B	5480 sq.ft.	Total Fee Taking/without slope easement area
R105C	31,295 sq.ft.	Total Fee Takin/without slope & drainage easement areas
R105D	224 sq.ft.	Total Fee Taking
Total	36,999 sq.ft. .849 Acre)	Total Price offered includes easement area damages

Based upon the Redevelopment Departments research in this matter and the intense negotiations held with the NJDOT, it is recommended that the Authority approve this Resolution as submitted.

R-1

O U N T Y
R I V E R

A I C

DRainage EASEMENT

BULKHEAD

SLOPE EASEMENT

SLOPE EASEMENT

Mc Carter

ic Place

Street

Centre



R105B
R105C
R105E

MDOT PARCEL NO'S

Rec'd 1/22/00 1:30



State of New Jersey

DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY OFFICE, 2nd FLOOR
200 Stierli Court
Mt. Arlington, NJ 07856-1322

CHRISTINE TODD WHITMAN
Governor

JAMES WEINSTEIN
Commissioner

18 January, 2001

Robert Graham, Executive Director
C/O Joseph Bianco, Dir. of Redevelopment
Housing Authority of the City of Newark
500 Broad St., Floor 6
Newark, NJ 07102

RECEIVED
RIGHT OF WAY
ADMINISTRATION
2001 JAN 25 PM 2:36

RE: Route 21, Section TSM 6, Parcel R105B, R105C, 105D & UE105E
Federal Project HDP-DPI-9114 (005)

Dear Mr. Bianco,

In reply to your request to eliminate remediation exposure costs, the DOT will only seek the estimated costs to remediate the parcels and bring them into compliance with the NJDEP as estimated by the environmental consultant L. Robert Kimball & Associates. The Department feels there will be little chance of additional contamination being encountered during construction. The Department agrees not to seek reimbursement for any additional environmental costs.

The Agreement of Sale was revised to reflect these changes. Please find enclosed new pages 3 and 4 of the Agreement of Sale. To ensure the proper execution of the Agreement of Sale, please replace the pages in the document sent previously with those enclosed in this letter. Please let me know as soon as possible when you intend to provide the executed documents. These documents along with the Payment Voucher and FORM W-9 must be provided.

Lastly, please find enclosed Construction Plans and Cross Sections that you requested at our meeting on January 17, 2001. If you have any questions, please call me at (973) 770-5180. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Miksits".

John Miksits
Senior Right of Way Negotiator

Enclosures